

# ZONING BOARD OF REVIEW

## AGENDA

WEDNESDAY, May 6, 2009  
7:30 P.M. AT TIVERTON TOWN HALL  
343 HIGHLAND ROAD

1. Tiverton Yacht Club (variance)
2. Tiverton Yacht Club (variance)
3. Olive M. & Rosemary Eva (appeal)
4. Bryan N Sanford, Jr. (remand by Superior Court)
5. Guiseppe Moro (variance)
6. Guiseppe Moro (special use)
7. Kenneth Tavares (variance)
8. Luis M. Pacheco, Vice President All Fresh Donuts d/b/a Sip 'n Dip Donuts
9. Administrative Items (minutes, decisions, motions, etc.)

INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED **MUST** CALL 625-6715 SEVENTY-TWO (72) HOURS IN ADVANCE OF THE MEETING.

THE ABOVE LOCATION IS ACCESSIBLE TO THE HANDICAPPED.

The following petitions were received and will be heard by the Tiverton Zoning Board of Review on Wednesday, May 6, 2009 at 7:30 p.m. at the Tiverton Town Hall, 343 Highland Road.

A petition has been filed by the Tiverton Yacht Club, 58 Riverside Drive requesting a variance to Article V, Section 1 of the Tiverton Zoning Ordinance in order to permit existing lockers to remain located at 0 Riverside Drive, Tiverton, RI being Map 6-5, Block 73, Card 30 on Tiverton Tax Assessor's maps closer to the side yard setback than currently allowed in a waterfront zoning district.

A petition has been filed by the Tiverton Yacht Club of 58 Riverside Drive, Tiverton, RI requesting a variance to Article XIV Section 5 of the Tiverton Zoning Ordinance in order to install an individual septic disposal system (ISDS) within 200 feet of the Sakonnet River to replace an existing ISDS at 58 Riverside Drive, Tiverton, RI being Map 6-5 Block 70 Card 5 on Tiverton Tax Assessor's maps because extension, enlargement or moving of a legal non-conforming use requires a variance in an R40 zoning district.

A petition has been filed by Olive M. & Rosemary Eva of 4019 Main Road, Tiverton, RI appealing the decision of the Building Official to issue a permit on January 13, 2009 for a freestanding sign located at 3988 Main Road, Tiverton, RI being Map 2-3 Block 125 Card 16 on Tiverton Tax Assessor's Maps and located in an R80 zoning district.

Remanded by Superior Court to allow for the introduction of new evidence and reconsideration by the board of their decision dated April 3, 2008 on the matter of:  
A petition has been filed by Bryan N. Sanford, Jr. of 84 Cynthia Avenue, Tiverton, RI appealing a decision of the Tiverton Building/Zoning Official to issue a notice of violation dated January 28, 2008 to cease and desist construction of a new single family dwelling located at Cornell Road (0 Crandall Road) Tiverton, RI being Map 4-8 Block 140 Card 4 on Tiverton Tax Assessor's Maps and located in a R80 zone.

A petition has been filed by Giuseppe Moro by Jeremiah R. Leary of 1340 Main Road, Tiverton, RI requesting variances from Article V Section 1 of the Tiverton Zoning Ordinance in order to raze an existing dwelling and construct a new dwelling at 60 Philip Avenue, Tiverton, RI being Map 1-2 Block 167 Cards 33 and 51 on the Tiverton Tax Assessor's maps closer to the front, rear and side yard property lines than currently allowed and located in a R80 zoning district.

A petition has been filed by Giuseppe Moro by Jeremiah R. Leary of 1340 Main Road, Tiverton, RI requesting a special use to Article 7 Section 4.b. of the Tiverton Zoning ordinance in order to raze an existing dwelling and construct a new dwelling at 60 Philip Avenue, Tiverton, RI being Map 1-2 Block 167 Cards 33 & 51 on the Tiverton Tax Assessor's maps exceeding maximum height currently allowed in a R80 zoning district.

A petition has been filed by Kenneth M. Tavares by Jeremiah R. Leary of 1340 Main Road, Tiverton, RI requesting a variance to Article IV, Section 7 and Article V, Section 2 of the Tiverton Zoning Ordinance in order to maintain a sales office in a portion of an existing structure located at 350 Brayton Road, Tiverton, RI being Map 3-8 Block 132 Card 11C on Tiverton Tax Assessor's Maps whereby the use is not allowed and exceeding the allowed permitted use structures in a R80 zoning district

A petition has been filed by Luis M. Pacheco, Vice President All Fresh Donuts d/b/a Sip 'n Dip Donuts requesting a special use permit to Article IV Section 8.e. of the Tiverton Zoning Ordinance in order to construct drive through windows at 2 Crandall Road, Tiverton, RI being Map 4-9 Block 144 Card 5 on Tiverton Tax Assessor's maps whereby a special use permit is required for this use in a General Commercial zoning district.